

Session 14-05, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on May 28, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, DONICH, HARTLEY, HOWARD, ULMER, ZIMMERMAN

ABSENT: STOCKBURGER

STAFF: HARBORMASTER HAWKINS  
DEPUTY CITY CLERK JACOBSEN

### **APPROVAL OF THE AGENDA**

HOWARD/HARTLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**

None.

### **RECONSIDERATION**

#### **APPROVAL OF MINUTES**

A. April 23, 2014 Regular Meeting Minutes

HOWARD/HARTLEY MOVED TO APPROVE THE MINUTES AS WRITTEN.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **VISITORS/PRESENTATIONS**

#### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**

A. Port and Harbor Director's Report for May 2014

Harbormaster Hawkins reviewed his staff report that was included in the meeting packet.

Commissioner Zimmerman reported that the City Council has taken the public people off the Lease Committee and it is only department heads now. There was brief discussion about the reasoning for the change. Harbormaster Hawkins added that leases will come forward for public vetting through City Council and probably this Commission as well.

## **PUBLIC HEARING**

## **PENDING BUSINESS**

- A. Harbor Rate Increase Proposals
  - i. Memo to Port & Harbor Advisory Commission from Port Director/Harbormaster Re: 1999 TORA Agreement between City and State Purchasing the Harbor

The Commission reviewed the rate schedule and talked about the gradual linear method. A suggestion was made to break down the 0- 40' class of boats in an effort to give a break to the smaller boats.

They talked again of the reasoning behind the proposal and whether there is a need for the proposals. They also addressed concerns of what this money raised will be used for and where it will go.

HOWARD/HARTLEY MOVED TO ADOPT THE 10 YEAR PROGRAM FOR INCREASING COSTS.

There was discussion about the differences between the 5 and 10 year schedule for increase. Question was raised as to the accuracy of the numbers because there doesn't seem to be much of a difference between the rates themselves over the 5 year period and the 10 year period. It was explained that the percentage increase is 32% and also the consumer price index of 2.7%. At the end of the 5 year plan the computer price index would be applied for annual increase, the same at the end of the 10 year plan. It was suggested that a 5 year option may be better because the annual increases aren't that different. Another view is that the 10 year implementation would be more palatable for the users.

VOTE: YES: DONICH, ZIMMERMAN, ULMER, HOWARD, HARTLEY  
NO: CARROLL

Motion carried.

HOWARD/HARTLEY MOVED TO APPLY THE SQUARE FOOT METHOD IN DEVELOPING THE RATE STRUCTURE.

It was suggested that the square footage method is the more fair and equitable way to distribute costs in the harbor, than the current linear method. In previous discussion it was recognized the difference between the square foot method and the gradual linear method were almost a wash and question was raised which method is easier to administrate. Harbormaster Hawkins responded there are pros and cons to both, administratively. In talking to administration in Kodiak, they felt there were extra steps necessary to process the square foot method, and the graduated method is easier, only having to know the length of the boat.

It was acknowledged that none of the options are perfect, but the square foot method would encompass boats as they become beamier and be better on those with the old narrow boats. Looking at length times width would be more equitable because everyone's boat would be closer to the square foot cost than the graduated linear would be.

VOTE: YES: ULMER, HOWARD, ZIMMERMAN, HARTLEY, DONICH  
NO: CARROLL

Motion carried.

It was noted that this process is just narrowing down preferred options that the commission can now work on fine tuning. Harbormaster Hawkins said we can do a lot of the leg work, but at some point they may want to consider bringing the consultant back to help develop and finalize it. He will check in to costs for that and they can make a decision later.

### **NEW BUSINESS**

- A. Memo from Deputy City Clerk Re: Participation on the Art Selection Committee for the new Harbormaster Building project

Chair Ulmer volunteered to participate on the Art Selection Committee, and there was no opposition expressed from the Commission.

### **INFORMATIONAL ITEMS**

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. Lease Expiration Calendar
- G. 2014 Commission Attendance Schedule

### **COMMENTS OF THE AUDIENCE**

Doug Van Patten, city resident, appreciates the harbor, the improvements, and the staff and how much it's changed since the 70's, because it used to be a mess. He commented regarding rates and questioned whether the harbor gets any of the personal property tax, overslope development after the last major harbor expansion, and discounts relating to owners with more than one boat in the harbor. He agrees that the square foot method is fairer than the linear method, suggested cameras to see people who are creating wake and charging fines, and concerns about not being able to launch a boat because it isn't registered for a slip.

### **COMMENTS OF THE CITY STAFF**

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
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Harbormaster Hawkins encouraged commissioners to talk to users about all the harbor projects going on out there and to excuse us for our mess. He also let them know that they got the green light for the Deep Water Dock Feasibility project.

**COMMENTS OF THE CHAIR**

None

**COMMENTS OF THE COMMISSION**

Commissioner Howard would like to have lease committee representation on their next agenda to take action on a recommendation to express their concerns. He would also like to get the Finance Officer in to talk about the issue of taxes generated by the harbor in hopes of getting a better perspective on it, and understanding what it looks like relative to the dollars sent to city hall to administer the harbor. Also how personal property tax is broken out, and how much tax the little business community down there generates for the use of the city.

Commissioner Zimmerman thanked Mr. Van Patten for his comments. It was a good meeting, they made a little progress.

Commissioner Donich said it was good to hear from the users in the harbor. He thinks there is a lot to digest here, but he guesses its reality and no one wants to pay more. Hopefully we can maintain a nice harbor and he thinks they are going in the right direction.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 8:17 p.m. The next regular meeting is scheduled for Wednesday, June 25, 2014 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_